

Staff Summary Report



Development Review Commission Date: 07/10/07

Agenda Item Number: __4__

SUBJECT: Hold a public meeting for a Preliminary Subdivision Plat for DOUBLE BUTTE CEMETERY located at 2505 West Broadway Road.

DOCUMENT NAME: DRCr_DBLBUTTE_Prelimsuplat_071007

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **TEMPE DOUBLE BUTTE CEMETERY (PL070222)** consists of a Preliminary Subdivision Plat on +/- 38.10 acres located at 2505 West Broadway Road in the AG, Agricultural District and the GID, General Industrial District. The request includes the following:

SBD07019 – Preliminary Subdivision Plat to unify multiple parceled sections of land, totaling +/- 38.10 acres.

PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)

REVIEWED BY: Lisa Collins, Planning Director (480-350-8989)

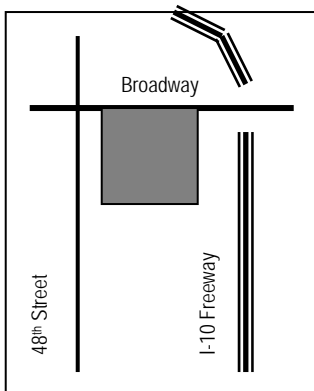
A handwritten signature in black ink, appearing to be 'LC' or similar, located to the right of the 'REVIEWED BY' line.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to condition 1.

ADDITIONAL INFO:



Gross/Net site area +/- 38.10 acres (1,659,597 s.f.)

A Preliminary and Final Subdivision Plat is being undertaken to unify the various pieces of land that make up the cemetery into one parcel. The Preliminary Subdivision Plat is before the Commission this evening in accordance with the Zoning and Development Code Sec. 6-307 (C).

PAGES:

1. Table of Contents
2. Comments / Reasons for Approval
3. Condition of Approval / History & Facts
4. Description / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation
4. Land Surveyor's Title Block
5. Title Sheet 1 of 3 (enlarged)
6. Line & Curve Tables & Surveyor's Notes, Sheet 2 of 3 (enlarged)
7. Plat Map Sheet 3 of 3 (enlarged)

COMMENTS:

Project Analysis

Double Butte Cemetery is located on the northern and western slope of Twin Butte, is bounded by Broadway Road to the north and developed office/industrial property to the west. 48th Street lies beyond, to the west of the industrial property and the City of Phoenix is located west of 48th Street. The northern edge of the Tempe Diablo Stadium Complex lies to the south, beyond Westcourt Way (the resort entrance from 48th Street). The Westcourt in the Buttes resort is to the southeast but is partially obscured from view within the cemetery due to site topography.

The western portion of the cemetery is lawn and mature trees while the central portion is desert landscape. The eastern and southeastern portions are as yet undeveloped due to the slope of the land. The western portion is the part with the Agricultural District. The remainder of the cemetery is in the General Industrial District.

The applicant is requesting a Preliminary and Final Subdivision Plat to unify the various parcels of land that make up the cemetery into one parcel. The Preliminary subdivision Plat is required to be reviewed by the Development Review Commission prior to review of the Final Subdivision Plat by City Council.

The proposed Subdivision Plat meets the minimum required technical standards of the Tempe City Code Chapter 30, Subdivisions. Staff recommends approval subject to one condition of approval. Public input is not required.

REASONS FOR APPROVAL:

1. The cemetery meets the General Plan Projected Land Use for this site.
2. The Preliminary and Final Subdivision Plat conforms to the technical standards of Tempe City Code Chapter 30, Subdivisions.

CONDITION OF APPROVAL:

1. The Subdivision Plat for Tempe Double Butte Cemetery shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before one year from date of City Council approval.

HISTORY & FACTS:

September 13, 1887	Tempe Cemetery Association formed by local citizenry for the purpose of establishing a cemetery in Tempe.
1888	Property which became the site of the cemetery donated by Niels Peterson. The beginning of cemetery layout dates from 1888.
June 3, 1999	The City Council denied an extension of one-year agreement for enhancement of cemetery by Tempe Double Buttes Cemetery, Inc. (a private agency) and directed the City Attorney to re-acquire the Double Butte Cemetery.
June 23, 1999	<p>The Board of Adjustment accepted the withdrawal for the following request by Tempe Double Buttes Cemetery, Inc. (Gilbert Szajina), located at 2505 West Broadway Road in the AG, Agricultural District and I-1, Light Industrial District</p> <ol style="list-style-type: none">a. Use Permit request to allow a cemetery which includes a mausoleum, lawn crypt area, and a 2,490 sq. ft. office/maintenance building.b. Variance to reduce the required front yard setback for the office/crematory in the Agricultural District from 40' to 1'c. Variance to reduce the required side yard setback from 12' to 0' for the mausoleum in the I-1 District (continued from the 6/15/99 Hearing Officer).
June 15, 2005	<p>The Design Review Board continued the building elevations, site plan and landscape plan for DOUBLE BUTTE CEMETERY-PHASE ONE located at 2505 West Broadway Road in the AG, Agricultural District and the GID, General Industrial District.</p> <p>Note: this proposal included a mausoleum, a small visitor's center and site upgrades including an entrance gate with arch, perimeter fence, a small parking area and driveway upgrades. After the continuance, the project was shelved due to financial considerations.</p>
April 17 2006	<p>The Design Review Board staff conditionally approved the request for Double Butte Cemetery for upgrades to the existing cemetery for additional burial sites, including an entrance gateway off Broadway Road, a small parking lot, parking pullouts, and landscape and irrigation. This site is located at 2505 West Broadway Road in the AG, Agricultural zoning district and the GID, General Industrial District.</p> <p>Note: this was a scaled down version of the upgrades first reviewed by the design Review Board in 2005. The staff approved upgrades did not include a mausoleum or visitor's center.</p>
April 10, 2007	The Development Review Commission recommended approval of the request for a General Plan 2030 Projected Land Use Map Amendment from the Public Open Space Land Use designation to the Public Recreational/Cultural Land Use designation. The site is located at 2505 W. Broadway Road.
May 17, 2007	The City Council approved the request for a General Plan 2030 Projected Land Use Map Amendment from the Public Open Space Land Use designation to the Public Recreational/Cultural Land Use designation. The site is located at 2505 W. Broadway Road.

DESCRIPTION:

Owner Representative – Larry Shobe (Public Works), City of Tempe
Applicant – Allen Sadberry, Brooks Engineers and Surveyors, Inc.
Land Surveyor – Jeffrey L. Andrews, RLS, Brooks Engineers and Surveyors, Inc.

General Plan 2030

Current Land Use – Public Recreational/Cultural Land Use
Proposed Land Use -- Public Recreational/Cultural Land Use

Zoning

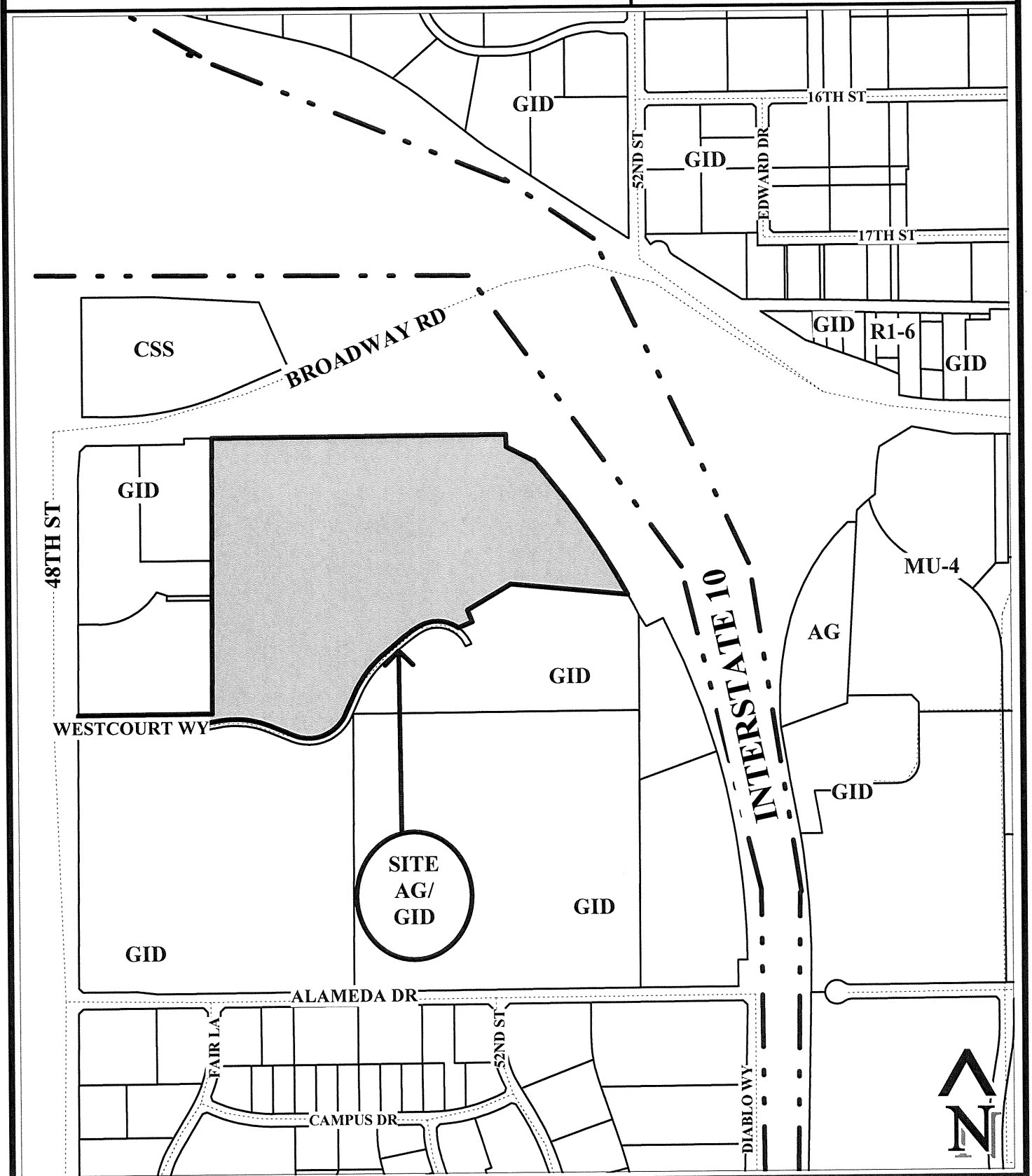
Existing zoning -- AG, Agricultural District and the GID, General Industrial District
Proposed zoning -- AG, Agricultural District and the GID, General Industrial District

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments

DOUBLE BUTTE CEMETERY - PLAT

PL070222





DOUBLE BUTTE CEMETERY (PL070222)

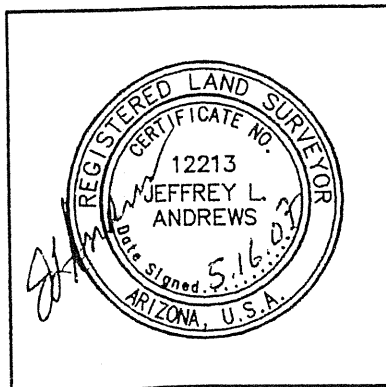
From: Shobe, Larry
Sent: Wednesday, June 13, 2007 2:28 PM
To: O'Melia, Kevin
Cc: Shobe, Larry
Subject: Plat of Double Buttes Cemetery PL070222

Hello Kevin,

Here is a letter regarding the above subject. The reason that the city is platting this subdivision is to clean up multiple parcelized sections of land and to create a new easy to read and mapable plat in harmony with the requirement of ARS Article 9 - 463 for subdivision plats. The platting process allows us to put together several parcels of land and then make them available for sale or lease for present or future use. Double Buttes Cemetery (PL070222) will provide the needed results.

Larry L. Shobe

Engineering Services Administrator



**BROOKS
ENGINEERS &
SURVEYORS
INC.**

4602 E. ELWOOD STREET #10 (PHONE) (602) 437-3733
PHOENIX, ARIZONA 85040 (FAX) (480) 858-0204

JOB NUMBER: 12917FP

FEILD: JG

DRAWN: CDE

CHECKED: AFS

SHEET OF 3

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

KNOW ALL MEN BY THESE PRESENTS, THAT THE CITY OF TEMPE, A MUNICIPAL CORPORATION, AS OWNER, HAS PLATTED UNDER THE NAME OF TEMPE DOUBLE BUTTES CEMETERY.

A PARCEL OF LAND BEING A PORTION OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EXCEPT THAT PARCEL DECEDED TO STATE OF ARIZONA IN DOCKET 5930, PAGE 355, 357.

EXCEPT ANY PORTION OF THE EAST 680 FEET OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 29, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT SOUTH 33 FEET ROAD:

QUARTER THE SOUTHEASTELY INTERSECTION WEST IN 405' 45" SOUTH LINE NORTHWESTLY QUARTER S4D INTERSECTION BEING 75' FEET EAST CORNER OF NORTHWESTLY QUARTER THE EASTELY INTERSECTION BEING 100' FEET EAST CORNER OF NORTHWESTLY QUARTER THE WESTLY INTERSECTION BEING 144' FEET EAST OF WEST LINE NORTHWESTLY QUARTER THE WEST TO PORTION 75' FEET EAST OF WEST LINE NORTHWESTLY QUARTER THE NORTHWESTLY TO PORTION 55' FEET AND 53' FEET PORT OF WEST LINE NORTHWEST CORNER NORTHWEST QUARTER OF THE NORTHERLY 1/2 FEET TO POINT OF BEGINNING PER DOCUMENT 277144-8400; AND

AND HEREBY PUBLISHES THIS PLAT OF "TEMPE DOUBLE BUTTES CEMETERY" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND LINES OF THE DRIVEWAY, DRIVEWAY STREET, AND THE NUMBERED PLAT LOTS, AND THAT THE DRIVEWAY, DRIVEWAY STREET, AND THE NUMBERED PLAT LOTS SHALL BE GIVEN TO EACH, RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE PUBLIC FOR USE AS A DRIVEWAY, DRIVEWAY STREET, AND THE NUMBERED PLAT LOTS, AND HEREBY DEDICATES TO THE PUBLIC THE ABOVE STREETS AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

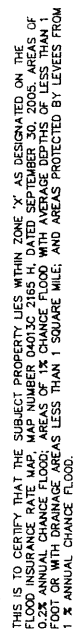
ON THIS DAY OF , 2007 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED HUGH HALLMAN, CITY OF TEMPE MAYOR, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

BY: _____ MY COMMISSION EXPIRES _____

BY: _____ DATE: _____
WICH HANMAN

PARCEL NO. 1 AND PARCEL NO. 2 OF DOUBLE BUTTE CEMETARY RECORDED IN BOOK 470, PAGE 36.
MARICOPA COUNTY RECORDER.

SIGNED JL Andrews 5.16.07
JEFFREY L ANDREWS R.L.S. # 12213 DATE



TEMPE DOUBLE BUTTES CEMETERY

A PLAT OF

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

MEASURED (GROUND)	RECORD (GROUND)		(R4)
	BEARING	LENGTH	
L1	N00°19'15"E	28.05'	28.05'
L2	N67°05'06"E	135.34'	N67°05'20"E 135.77'
L3	N64°22'26"W	200.24'	N64°22'10"W 200.29'
L4	N03°08'24"W	57.82'	N01°28'28"W 59.94'
L5	N62°12'15"W	143.63'	N62°35'46"W 142.40'
L6	N21°57'46"W	59.55'	N21°59'32"W 59.57'
L7	N68°01'56"E	71.00'	N68°00'27"E 71.00'
L8	N50°04'15"E	109.25'	N50°02'25"E 109.25'
L9	N24°10'33"E	102.81'	N24°08'24"E 102.81'
L10	N24°10'33"E	2.47'	N24°08'24"E 2.48'
L11	N67°40'30"W	62.97'	N67°41'36"W 62.99'
L12	N33°27'25"E	86.37'	N33°25'21"E 86.72'
L13	N89°37'04"E	119.21'	N89°39'52"E 119.52'
L14	N00°20'31"E	10.33'	N00°20'46"E 10.39'
L15	N89°39'26"E	249.94'	N89°39'41"E 249.94'

MEASURED (GROUND)	RECORD (GROUND)			(R4)
	RADIUS	LENGTH	DELTA	
C1	172.63'	193.94'	64°22'08"	193.94' 54°22'08"
C2	587.98'	98.18'	9°34'02"	587.98' 9°34'02"
C3	515.00'	232.80'	25°34'00"	232.80' 25°34'00"
C4	185.00'	284.68'	88°10'00"	185.00' 88°10'00"

(50) 2-LESS SUBDIVISION RECORD OF SURVEY (MARICOPA COUNTY GDACS)

POINT NUMBER	THIS SURVEY		POINT NUMBER	CITY OF TEMPE DATUM		POINT NUMBER	GDACS DATUM (GRID)		GDACS DATUM (GROUND)	
	NORTHING	EASTING		NORTHING	EASTING		NORTHING	EASTING	NORTHING	EASTING
1	275827.21	281495.53	419	275827.21	281495.53	1158.90	875736.33	681206.79	875736.33	681206.79
2	275842.80	284163.39	420	275842.80	284163.39	1157.93	875751.90	683874.24	875751.90	683874.24
3	273193.27	284156.02	422	273193.19	284156.14	1147.12	873086.88	681191.63	873086.88	681191.63
4	273177.38	281480.18	417	273177.47	281480.21	1144.16	873086.88	681191.63	873086.88	681191.63

NOTE - GDACS GRID COORDINATES WERE CONVERTED TO GROUND COORDINATES USING THE AVERAGED GRID TO GROUND SCALE FACTOR OF 1.000149465 FOR GDACS POINTS 84021-1, 84036-1, AND 84037-1 PER BOOK 707 OF MAPS, PAGE 01. POINT OF BEGIN FOR GROUND POINTS IS POINT #84037-1 (GRID = GROUND AT THIS POINT)

SURVEYOR'S NOTES

- THIS SURVEY IS BASED ON TITLE COMMITMENT ORDER # 3616308 EFFECTIVE OCTOBER 2, 2006 AT 7:30 A.M. PROVIDED BY CHICAGO TITLE INSURANCE COMPANY.
- BROOKS ENGINEERS AND SURVEYORS, INC. (BROOKS) HAS RELIED SOLELY ON THE SAID TITLE COMMITMENTS FOR THE DESCRIPTION OF PROPERTY BOUNDARIES, EASEMENTS, ENCUMBRANCES, INTERESTS, RIGHTS, AND EJECTORY INTERESTS. BROOKS HAS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT TITLE COMMITMENTS.
- THE PARCELS SHOWN HEREON MAY BE SUBJECT TO VARIOUS RESTRICTIONS OR RESERVATIONS AS LISTED IN SAID TITLE COMMITMENTS.
- THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON RECORDABLE FIELD NOTES, PLANS, AND MAPS, AND EASTING UTILITY LOCATION MARKINGS, AND SHOULD BE CONSIDERED APPROXIMATE. FOR THE EXACT LOCATION OF THE UNDERGROUND UTILITIES, CONTACT THE APPROPRIATE UTILITY COMPANY. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY.
- THE LOCATION OF THE WATER PIPELINE EASEMENT OVER AND ACROSS PARCEL 1 AND PARCEL 2 PER DOCKET 1311, PAGE 458 & 459 AS SHOWN ON THIS SURVEY, HAS BEEN OBTAINED FROM THE RECORDS OF THE MARICOPA COUNTY AND THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE EASEMENT ALONG THE ANGULAR RELATIONSHIP OF THE EASEMENT ITSELF. THIS PLACED THE EASEMENT IN GENERAL AGREEMENT WITH THE UTILITY LOCATION MARKS FOR THE PIPELINE ON THE GROUND AS SURVEYED AND THE RESERVOIR LOCATION.
- THE PREMISES SURVEYED HAVE NO KNOWN DISCREPANCIES, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR INTERESTS, EXCEPT AS SHOWN, AND HAS ACCESS TO OR FROM A DEDICATED ROADWAY.
- BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, AND ADDRESSES THAT MAY BE SHOWN ARE SHOWN FOR INFORMATION ONLY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE RECORDS OF THE MARICOPA COUNTY AND HAS ACCEPTED RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
- THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN COMMITMENT FOR TITLE INSURANCE ORDER NO. 05260073 BY STEWART TITLE GUARANTY COMPANY (STEWART) IS CORRECT AND ACCURATE. THE INFORMATION PROVIDED FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
- PORTIONS OF THIS PROJECT ARE SHOWN TO BE WITHIN ZONE "A" OF FLOOD ELEVATIONS DETERMINED AND ZONED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES. THERE ARE NO FLOOD ELEVATIONS OF LESS THAN 1 FOOT OR WITHIN DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 040132705 E, DATED JULY 15, 2001.
- BLOCKS, LOTS, PLOTS, GRAVES, MAUSOLEUMS, NICHES, ETC. ARE NOT SHOWN INDIVIDUALLY ON THIS MAP. PLEASE REFER TO BOOK OF BOOK 15 OF MAPS, PAGE 01, AND BOOK 16 OF MAPS, PAGE 01, FOR SPECIFIC BURIAL PLOT LOCATIONS. PAGE 44 OF MARICOPA COUNTY FOR SPECIFIC BURIAL PLOT LOCATIONS.

REFERENCE DOCUMENTS

- BOOK 15 OF MAPS, PAGE 24 (R4)
- BOOK 29 OF MAPS, PAGE 42
- BOOK 134 OF MAPS, PAGE 4
- BOOK 176 OF MAPS, PAGE 6
- BOOK 378 OF MAPS, PAGE 44
- BOOK 470 OF MAPS, PAGE 39
- BOOK 470 OF MAPS, PAGE 59
- BOOK 507 OF MAPS, PAGE 22
- BOOK 707 OF MAPS, PAGE 01 (R1)
- TEMPE, ARIZONA SURVEY CONTROL (R2)
- ALTA/ACSM LAND TITLE SURVEY FOR WESTCOT (R3)

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

